



4 Stonor Green

Watlington | Oxfordshire | OX49 5PT

 ROBINSON
SHERSTON

4 Stonor Green, Watlington, Oxfordshire, OX49 5PT

Hall • Sitting Room • Open Plan Fitted
Kitchen by 'Mark Wilkinson' with Dining/
Family Room • 6 Bedrooms • 2 Bathrooms
(1 En Suite) • Utility Room • Cloakroom
Gas Central Heating • Double Glazing
Double Garage • West Facing Garden
Off Road Parking

**A modern six bedroom detached family
house in the centre of Watlington with fittings
and finishes of exceptional style and quality,
double garage and west facing garden**

*M40 (J6) 2.5 miles, Henley on Thames
10 miles, Wallingford 8 miles, Oxford 14 miles,
High Wycombe 15 miles, London 45 miles,
25 minute train connection to London,
Marylebone from High Wycombe*

Description

Stonor Green is an attractive and much sought after close of contemporary family homes. They incorporate a variety of differing architectural features reflecting local building styles and providing an attractive street scene appropriate to an area designated for conservation. Number 4 has warm red brick elevations under a tiled roof with an attached double garage and a west facing garden. The interior is well lit and set around a central stairwell with the accommodation arranged over three floors. The accommodation has been recently remodelled to provide a large open plan Kitchen/dining/family room with French doors opening to the garden.



In addition a recent extension now provides a separate utility room and cloakroom. The kitchen is by 'Mark Wilkinson' and incorporates painted solid wood cabinets, larder cupboard, integral equipment and Italian granite worktops. On the first floor the four bedrooms are served by an en suite shower room and family bathroom. A loft conversion provides two double bedrooms on the second floor. A well stocked west facing garden and terrace lies to the rear.

Location

Watlington is reputedly England's smallest town with its origins dating from the 6th century. The town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. There are good local shops including a first-class butcher and delicatessen and some excellent restaurants and pubs. Watlington Primary school and Rainbow Corner day nursery and pre-school have an 'outstanding' Ofsted rating and senior education is provided by the well-regarded Icknield Community College. The Chiltern Hills rise above the town and offer some of the finest landscapes in south-east England. There is much on offer here for outdoor enthusiasts, cyclists and walkers as The Icknield Way (Ridgeway National Trail) passes close to the town. Watlington is also the heartland of the re-introduced Red Kite that now soar above the town's roof tops.

Outside

Integral Double Garage: Attached double garage with twin 'up and over' doors and a rear personal door. Wall mounted gas fired boiler, lighting and power points.



Gardens: West facing and enclosed by close-boarded fencing. A stone paved terrace extends from the rear of the house to a shaped lawn edged by a shingle pathway and deep herbaceous borders. There are a variety of climbing plants and shrubs. Outside water tap and lighting.

Services

Mains water, drainage, gas and electricity.
Gas fired central heating.

Local Authority

South Oxfordshire District Council.
135 Eastern Avenue, Milton Park, Milton, OX14 4SB.
Email: info@southoxon.gov.uk Tel: 01235 422422

Council Tax

Tax band G

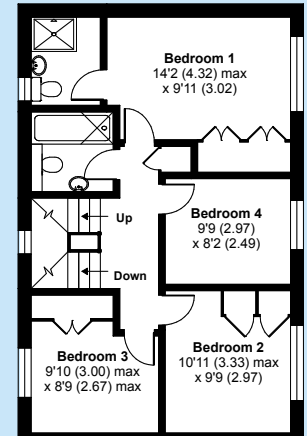
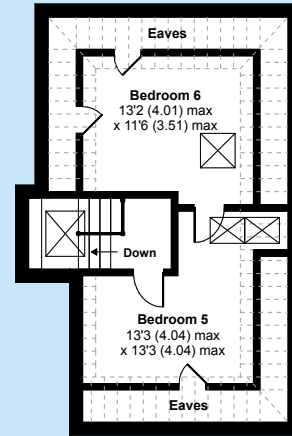
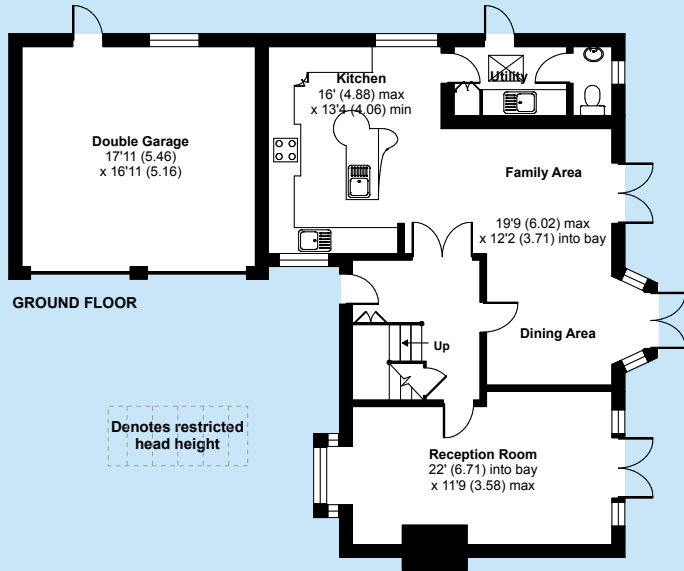
Viewing

Strictly by prior appointment with the SOLE AGENTS
Robinson Sherston (Watlington).
Telephone: 01491 614 000.



Stonor Green, Watlington, OX49

APPROX. GROSS INTERNAL FLOOR AREA 2155 SQ FT 200.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Please Contact the Watlington Office
Robinson Sherston, One High Street,
Watlington, Oxfordshire, OX49 5PH
Also at Henley on Thames

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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